**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

MA&UD Dept., - Nellore Urban Development Authority - Change of Land Use from Industrial Land Use to Residential Land Use in an extent of 2813.75 Sqmts in Sy No:1033 of Kavali Municipality, Nellore District - Applied by Sri Krishna Venkata Satyanarayana S/o Late Venkata Subbaiah – Draft variation – Notification – Confirmation - Orders – Issued.

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT(M)DEPARTMENT**

**G.O.Ms.No.5** **Dated:24.01.2022**

**Read the following:-**

1. From the VC, NUDA, Lr.Roc.No.24/2020/NUDA, Dt.12.02.2020.
2. Govt., Lr.No.3356383/M2/2020, dt:23.12.2020.
3. From the VC, NUDA, Lr.Roc.No.24/2020/NUDA, Dt.05.03.2021.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated: 30.06.2012.
5. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
6. Government Memo No.3356383/M2/2020, Dated:15.09.2021.
7. A.P. Gazette No.420, Part-I, Extraordinary, dt: 15.09.2021.
8. From the VC, NUDA, Nellore, Lr.Roc.No.24/2020/NUDA, dt.30.11.2021.

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**ORDER:**

The Draft Variation to the land use envisaged in the Master Plan of kavali issued in the Government Memo 6th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.420, Part-I, Dated:15.09.2021. In the letter 8th read above the Vice Chairperson, Nellore Urban Development Authority, Nellore has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:24.01.2022.

[BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH]

**Y. SRILAKSHMI**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,
Vijayawada.

(P.T.O)

The Vice Chairperson, Nellore Urban Development Authority, Nellore.
The Commissioner, Kavali Municipality, SPSR Nellore District.

**Copy to:**

The District Collector, SPSR Nellore District.
The applicant **through** Vice Chairperson, Nellore Urban Development Authority, Nellore SC/SF.

**//FORWARDED:: BY ORDER//**

**SECTION OFFICER**

**APPENDIX**
**NOTIFICATION**

The following Draft variation to the Kavali General Town Planning Scheme/Master Plan which was sanctioned in G.O.Ms.No.177, MA&UD Department, dated:23.05.2002 is proposed in exercise of the powers conferred by Sub Section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

**VARIATION**

The site falling in Sy.No.1033 of Kavali Bit-1, D.No.8-21-3, Kanyaka Parameswari rice mill street (Natha vari street) with an extent of 2813.75 sq.mt. The boundaries of which are given in the schedule below, which was earmarked as Industrial use in the General Town Planning Scheme (Master Plan) of Kavali Municipality sanctioned in G.O.M.S.No.177, MA&UD Department, Dated.23.05.2002, is now designated as Residential land use by variation of Change of Land Use in the revised part of proposed land use map of GTP M.M.P.No.01/2021/NUDA of Kavali Municipality and is available in the office of Kavali Municipality, Kavali/Nellore Urban Development Authority office, Nellore subject to following conditions:

1. Handing over the site affected in widening of existing Eastern and Southern sides roads as 9.00mt to the local body at free of cost through registered gift deed.
2. The applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;

**Contd..3**

4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
7. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

**Schedule of Boundaries**

North - Property of Schedule B
East - 7.00 mt wide Municipal Road
South - 4.60 mt partly & 7.00 mt partly wide Municipal Road
West - Sri Ayyappa Swami temple & others building

**Y.SRILAKSHMI**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

SECTION OFFICER